



FOR LEASE

Industrial Space

4975 Rideau Street
Québec, Québec

9,500 SF

 **JLL** SEE A BRIGHTER WAY

Space Overview

The space for lease at 4975 Rue Rideau offers 9,500 square feet of industrial use within a building totaling nearly 33,000 square feet. The space features a 22-foot clear height and 2 docks for 53 feet, making it perfectly suited for warehousing or distribution activities.

Located in the heart of a well-established area, it provides optimal and quick access to major transportation routes, allowing you to optimize your operations.

This strategic location offers an efficient and practical environment for any business looking to optimize its operations in a dynamic and sought-after sector.



Environment

The site is located within an industrial park. The immediate environment brings together numerous SMEs and major industrial groups such as Groupe Morneau, FedEx, UPS, and many others.

Access and Transportation

The building benefits from excellent road access thanks to its immediate proximity to the region's main transportation routes. Highways 40 and 573 are quickly accessible, facilitating travel to downtown, the South Shore, as well as connectivity to Québec's main areas.



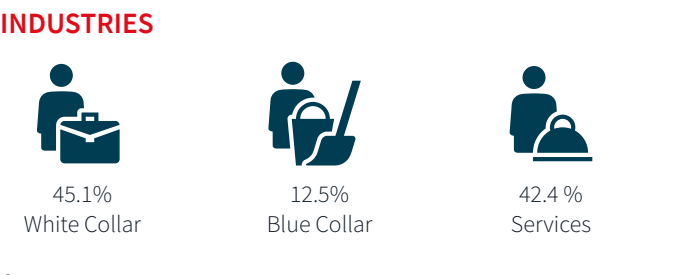
Rentable Area	9,500 SF
Clear Height	22 feet
Loading Docks	2 for 53 feet
Availability	Immediate
Asking Net Rent	\$14.00 / SF

Floor Plan



Demographic data

The economic dynamism of the territory, within a 5 km radius around the site, is characterized by a total population of 162,160 inhabitants distributed across 76,433 households, with a high labor force participation rate of 64.5% and a particularly low unemployment rate of 4.6%. The area is distinguished by an economic structure with strong tertiary sector dominance, with 45.1% white-collar jobs, 42.4% in services, and 12.5% blue-collar jobs, as well as a highly skilled workforce of which 40.5% hold a university degree and 31.6% hold a college or professional diploma. The median household income stands at \$89,713 CAD, reflecting strong purchasing power in this predominantly residential and service sector, reinforced by a daytime population of 147,817 people, of which 73,641 actually work there.



Connectivity

- Direct access to Highways A40 and A573
- Quick access to the South Shore via A73

Public Transit

- Bus line 88
- Efficient connection to the Québec City region's public transportation network

Parking

- Numerous outdoor parking spaces available

----- Canadian National (CN) Line
 ----- Ferry

For more information, please contact:

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